

PART I  
SURVEY AND ANALYSIS OF EXISTING LAND USE

INTRODUCTION

One of the principal goals in planning for future growth is the wise use of urban land. In order to plan effectively, it is necessary to discover what has happened in the past and what the conditions are at present.

Many of the existing land uses in the Biscoe Planning Area should be maintained in the future. Certain trends will cause some use changes almost automatically. A few changes may require encouragement. New land will also be converted to urban use. As these changes take place the visual and functional image of Biscoe and its environs will change. By planning for such change now, Biscoe can develop into a town that will not only be a more pleasant place to live, but will also provide a more functional and economical environment.

The data included in this section of the report will provide some of the basic information necessary for planning wisely for the future.

METHODOLOGY

The planner in charge conducted a land use survey of the Biscoe Planning Area in December, 1968. Each parcel of property within the town limits and each tract of land in the one mile fringe area was inspected by means of a "windshield" survey. Parts of the central business area were covered on foot. The specific use to which the land was being put was recorded on the base map. The base map lacked lot lines because there are no tax maps providing such information. This lack greatly hampered efforts to obtain accurate land use. Information gained from studying aerial photographs and observations in the field helped to make up for the lack of exact property lines.

The data compiled herein provides information on the total amount of developed land, the relative importance of each use in